

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **APRIL 28, 2009**, HELD IN THE NEIGHBORHOOD CENTER, 208 EAST MAIN STREET, ROOM 214, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Jennifer Savage, Assistant Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Trang Tu-Nguyen, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 17599 and 17603 Bruce Avenue
 Subdivision Application M-09-003
 Architecture and Site Application S-09-012

Requesting a time extension for approval of a lot line adjustment between two parcels, to demolish a pre-1941 single family residence, construct a single family residence, and construct a detached garage greater than 450 square feet with reduced setbacks on a non-conforming lot zoned R-1:8. APN 410-11-005 and 410-11-006.

APPLICANT: Walter Van Hooff

PROPERTY OWNERS: Walter Van Hooff and Peter Testa

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) Pursuant to Section 29.20.325 (b) of the Town Code, the Development Review Committee finds that:
 - (1) There is no legal impediment to granting a new application for the same approval.
 - (2) The conditions originally applied are still applicable except for the conditions specifying the expiration date. The expiration date has been modified for this time extension request. There are no other new facts concerning the proposed project.

7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 135 Wood Road
 Architecture and Site Application S-07-187

Requesting approval to demolish an existing two-family residence and to construct a new single family residence on property zoned HR-5. APN 510-47-034
PROPERTY OWNER: Andrew and Julie Southern
APPLICANT: Vox Design Group

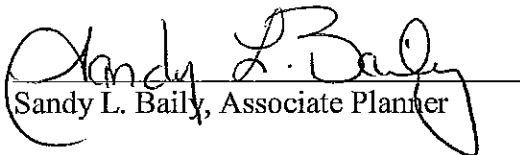
1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project and noted that there is only one legal unit approved for the site.
3. Applicant was introduced.
4. Members of the public were present:
Norm and Lauren Snyder and Ellen Fromm, neighbors, discussed access easement and drainage improvements.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented and as modified regarding shared access/maintenance easement with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 - (1) The Town's housing stock will be maintained as the house will be replaced;
 - (2) The existing structure has no architectural or historical significance, and is in poor condition;
 - (3) The property owner does not desire to maintain the structure as it exists; and
 - (4) The economic utility of the structure is such that it is not viable to remodel the existing house.
 - (c) The project meets the objectives and requirements of the Hillside Development Standards and Guidelines for properties located in the hillside residential zones.
 - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:30 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Baily, Associate Planner

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